



REGULAR CITY COUNCIL MEETING

(VIRTUAL MEETING TO BE HELD – CITY HALL CLOSED TO IN-PERSON, PUBLIC ACCESS) ZOOM MEETING AND/OR FACEBOOK LIVE INFO TO BE PROVIDED ON CITY WEBSITE & OTHER OUTLETS

Tuesday, July 6, 2021 @ 6:30 pm

City Hall, 875 Main Street, Stone Mountain, Georgia 30083

CALL TO ORDER

DETERMINATION OF A QUORUM

INVOCATION AND PLEDGE

CITIZEN COMMENTS – (Including comments from Public/Stakeholders; 12 minutes total/3 minutes per comment)

READING AND APPROVAL OF THE JOURNAL

- A. Minutes of the Regular City Council Meeting 6/1/2021
- B. Minutes of the Special Called City Council Meeting 6/7/2021
- C. Minutes of the Special Called City Council Meeting 6/11/2021
- D. Minutes of the Special Called City Council Meeting 6/15/2021
- E. Minutes of the City Council Committee/Work Session Meeting 6/15/2021
- F. Minutes of the Special Called City Council Meeting 6/29/2021

READING OF COMMUNICATIONS

ADOPTION OF THE AGENDA OF THE DAY

COUNCIL POLICY DISCUSSION TOPICS

- a. Council Initiated Text Amendments - Microbreweries, Microdistilleries
 - i. Ordinance 2021-04 - To Amend Chapter 3 (Alcoholic Beverages)
 - ii. Ordinance 2021-05 - To Amend Appendix A (Zoning)

UNFINISHED BUSINESS - None

NEW BUSINESS

- A. Memorandum of Understanding (MOU) between City of Stone Mountain and Mainstreet Program
- B. 2021 Stone Mountain Village Forward Strategic Work Plan Adoption
- C. Southern Sky Fireworks, LLC Contract – Fireworks/SFX Display – Christmas Parade 12/04/2021 - \$4,200.00

NEW ORDINANCE AND RESOLUTIONS - None

CITIZEN COMMENTS – (Including comments from Public/Stakeholders; 10 minutes total/2 minutes per comment)

ANNOUNCEMENTS BY THE MAYOR

EXECUTIVE SESSION – To discuss Real Estate

ADJOURNMENT

COMMENTS FROM THE PUBLIC

The public comments are reserved exclusively for comments from the public and not for immediate reply. The purpose of public comment is to allow the public to voice city related requests, concerns or opinions only during the public comment portion of the City Council meeting. I. The Mayor and City Council reserves the right to extend or limit the length of public comments based on: (1) the issue under discussion; (2) the number of items on the agenda; and (3) the extent to which the speaker remains constructive in their comments and questions. II. The public may not directly confront the public speaker but must direct all comments and questions to the Mayor and City Council. III. Public harassment of or confrontation with a public speaker will not be tolerated. Members of the public violating tenets two or three will be asked to sit down or leave the premises.



MINUTES OF THE REGULAR CITY COUNCIL MEETING
(VIRTUAL MEETING TO BE HELD – CITY HALL CLOSED TO IN-PERSON, PUBLIC ACCESS) ZOOM
MEETING AND/OR FACEBOOK LIVE INFO TO BE PROVIDED ON CITY WEBSITE & OTHER OUTLETS

Tuesday, June 1, 2021 @ 6:30 pm
City Hall, 875 Main Street, Stone Mountain, Georgia 30083

CALL TO ORDER

Mayor Wheeler called the meeting to order at 6:30pm.

DETERMINATION OF A QUORUM

Mayor Wheeler determined a quorum was present. Council Member(s) Little, Cox, Johnson, Bryant and Monroe were present. Council Member Hollis was not present.

INVOCATION AND PLEDGE

City Manager Thornton gave the invocation and Council Member Bryant led the Pledge of Allegiance.

CITIZEN COMMENTS – (Including comments from Public/Stakeholders; 12 minutes total/3 minutes per comment)

Theresa Crowe
1040 Third Street
Expressed need for placement of street signage for golf carts

Ginger Criswell
6535 JBR Memorial Drive
Would like to schedule a meeting in August to discuss traffic study results

Joan Monroe
5499 Woodsong Trace
Expressed opinion to roll back millage rate

Jodi Norwood
764 Pepperwood Trail
Expressed concern of taxes being raised during effects of COVID.

Eileen Smith
1203 Park Blvd
Commented on property taxes to the City.

Orea Parker
821 Third Street
Concerned with a raise to taxes would be hardship to many citizens.

READING AND APPROVAL OF THE JOURNAL

- A. Minutes of the Regular City Council Meeting 5/4/2021
- B. Minutes of the Work Session Council Meeting 5/18/2021

Mayor Pro Tem Johnson moved to approve the minutes of the Regular City Council Meeting held on May 4, 2021, and the minutes of the Work Session Council Meeting on May 18, 2021; seconded by Council Member Little.

Approved 5-0.

READING OF COMMUNICATIONS

No communications to read.

ADOPTION OF THE AGENDA OF THE DAY

Mayor Pro Tem Johnson moved to adopt the agenda of the day; seconded by Council Member Cox.

Approved 5-0.

COUNCIL POLICY DISCUSSION TOPICS

- a. Administration's request for Council consideration of Text Amendment Initiation – Microbreweries, Microdistilleries
 - i. Ordinance 2021-__ - To Amendment Chapter 3 (Alcoholic Beverages)
 - ii. Ordinance 2021-__ - To Amend Appendix A (Zoning)

City Manager Thornton asked Council for consent to present both ordinances at Work Session for first read and the Council should reach out to Administration for any edits or corrections to the ordinances prior to the Work Session packets being completed. City Manager Thornton also expressed that both ordinances will require a Public Hearing.

No questions or comments from City Council.

- b. City Parks and Public Restrooms – Official Reopening – Protocol
 - i. Stonecrest Seahawks Proposal – Medlock Park – Long-term Facilities Use Request
 - ii. DHYS Proposal – McCurdy Park – Long-term Facilities Use Request

City Manager Thornton gave an update. City Manager asked Council for consideration to seek bids for McCurdy Park renovations, Medlock concession stands and Leila Mason Park restrooms to make ADA compliant. City Manager asked Council to resume short-term facility agreement on a limited bases and suspend the long-term facility use until repairs are completed in the parks. City Manager also advised that the bathrooms near City Hall behind Caboose will reopen on Monday, June 7.

Mayor Pro Tem Johnson moved to approve seeking bids for projects to the parks, resume short-term facility agreements and suspend long-term use; seconded by Council Member Little.

Approved 5-0.

UNFINISHED BUSINESS - None

NEW BUSINESS

- A. Online Interactive Zoning Map Proposal – Ad Hoc Committee Update

City Manager Thornton gave an update to City Council from the May 27, 2021 meeting. Ad Hoc committee reduced their list from four (4) listed presenters to two (2) and will be questioning those two based on their proposals. The Ad Hoc committee will be requesting a Special Called Meeting before the Work Session to present the proposal to Council.

- B. Tentative Adoption of 2021 Millage Rate – Publication of Property Tax Notice and Public Hearings

Mayor Pro Tem Johnson moved to adopt the tentative 2021 millage rate at 20 mils.

City Manager Thornton explained this is only a tentative rate and went over the numbers provided by the County and the current budget as well as the schedule to adopt the 2021 millage rate.

City Council discussed the information concerning the millage rate.

Mayor Wheeler called for the vote since a motion was on the table.

Approved 4-1. Council Monroe voted against.

- C. Revision of Compensation Plan – Effective June 1, 2021

Mayor Pro Tem Johnson moved to revise the Compensation Plan to be effective June 1, 2021; seconded by Council Member Little.

City Manager Thornton advised the need for the revision because of some rounding errors to the January 5 effective amounts.

Approved 5-0.

- D. Parks & Recreation Committee – Letters of Interest/Resumes Received for Potential Appointment – Two Year Term to end June 30, 2023
- a. Katrina Jarrell
 - b. Shani Linder
 - c. Joan Monroe

Mayor Pro Tem Johnson moved to approve to appoint the interested parties to the Parks & Recreation Committee for a two (2) year term to end June 30, 2023; Katrina Jarrell, Shani Linder, and Joan Monroe; seconded by Council Member Monroe.

Approved 5-0.

NEW ORDINANCE AND RESOLUTIONS - None

CITIZEN COMMENTS – (Including comments from Public/Stakeholders; 10 minutes total/2 minutes per comment)

No comments.

ANNOUNCEMENTS BY THE MAYOR

Mayor Wheeler allowed for remarks of privilege by City Council.

Mayor Wheeler made announcements as well.

EXECUTIVE SESSION – To discuss Real Estate

There was no executive session to discuss real estate.

ADJOURNMENT

Mayor Pro Tem Johnson moved to adjourn the meeting; seconded by Council Member Cox.

Approved 6-0.

Patricia Wheeler, Mayor

Alicia Daniels, City Clerk



MINUTES OF THE SPECIAL CALLED CITY COUNCIL MEETING

(VIRTUAL MEETING TO BE HELD – CITY HALL CLOSED TO IN-PERSON, PUBLIC ACCESS) ZOOM MEETING
AND/OR FACEBOOK LIVE INFO TO BE PROVIDED ON CITY WEBSITE & OTHER OUTLETS

Monday, June 7, 2021 @ 4:30 pm

City Hall, 875 Main Street, Stone Mountain, Georgia 30083

CALL TO ORDER

Mayor Pro Tem Johnson called the meeting to order at 4:35pm.

DETERMINATION OF A QUORUM

A quorum was determined. Mayor Pro Tem Johnson, Council Member(s) Bryant, Cox, and Hollis were present at the beginning of the meeting being called to order. Council Member(s) Monroe and Little were present after the determination of a quorum.

ADOPTION OF THE AGENDA OF THE DAY

Council Member Cox moved to adopt the agenda of the day; seconded by Council Member Bryant.

Approved 4-0 (Council Member(s) Johnson, Bryant, Cox and Hollis)

NEW BUSINESS

- A. Temporary Construction Easement of ADA Ramp in City's Right-of-Way - 975 Main Street, Stone Mountain, GA 30083

Council Member Hollis moved to approve the Temporary Construction Easement of the ADA Ramp in the City's Right-of-Way at 975 Main Street, Stone Mountain, GA 30083; seconded by Council Member Bryant.

Council Members discussed the easement.

City Manager and City Attorney Strickland answered questions to explain the Construction Easement.

- B. Juneteenth Celebration Event – Committee Update

Juneteenth Committee Member Chakira Johnson presented an update to Council and there was discussion by Council Members only.

ADJOURNMENT

Council Member Hollis moved to adjourn the meeting.



Approved 4-3; Council Member(s) Johnson, Hollis and Little voted yes. Council Member(s) Monroe, Cox and Bryant voted no. Mayor Wheeler broke the tie with a yes vote.

Meeting Adjourned at 5:10pm.

Patricia Wheeler, Mayor

Alicia Daniels, City Clerk



MINUTES OF THE SPECIAL CALLED CITY COUNCIL MEETING

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Friday, June 11, 2021 @ 4:30 pm

City Hall, 875 Main Street, Stone Mountain, Georgia 30083

CALL TO ORDER

Council Member Monroe called the meeting to order at 4:33pm.

DETERMINATION OF A QUORUM

There was no quorum present for the meeting. Council Member(s) Cox, Bryant and Monroe were present. Mayor Wheeler, Mayor Pro Tem Johnson, Hollis, and Little were not present.

ADOPTION OF THE AGENDA OF THE DAY

No adoption of the agenda of the day because no quorum present.

NEW BUSINESS

- A. To Review and to Consider Rescinding Action or Actions taken by the Juneteenth Event Committee

No review or consideration as there was no quorum present.

Patricia Wheeler, Mayor

Alicia Daniels, City Clerk



MINUTES OF THE SPECIAL CALLED CITY COUNCIL MEETING

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Tuesday, June 15, 2021 @ 6:30 pm

City Hall, 875 Main Street, Stone Mountain, Georgia 30083

CALL TO ORDER

Mayor Wheeler called the meeting to order at 6:31pm.

DETERMINATION OF A QUORUM

Mayor Wheeler determined that a quorum was present. All Council Members were present.

ADOPTION OF THE AGENDA OF THE DAY

Mayor Pro Tem Johnson moved to adopt the agenda of the day; seconded by Council Member Hollis.

Approved 6-0.

NEW BUSINESS

- A. Proposal Award – Online Interactive Zoning Map – RFP No. 2021-01 AD – Geographic Technologies – \$21,250.00

Mayor Pro Tem Johnson moved to approve the proposal award for the online interactive zoning map, RFP No. 2021-01 AD to Geographic Technologies in the amount of \$21,250.00; seconded by Council Member Hollis.

City Manager Thornton explained the proposal and why Geographic Technologies was selected. City Manager advised Council that a need for a budget resolution was necessary for the item and it is a listed item further in the agenda.

City Council Members discussed.

Approved 6-0.

- B. Proposal to Create a Bid Package for FY2021 SPLOST Resurfacing Project – Clark Patterson Lee - \$27,500.00

Mayor Pro Tem Johnson moved to approve the proposal to create a bid package for FY2021 SPLOST resurfacing project by Clark Patterson Lee at \$27,500; seconded by Council Member Hollis.



City Manager Thornton explained the proposal for resurfacing projects for the SPLOST streets to Main, Churchill, Baltic, Leland and Brittany; LMIG street is Silver Hill to be one collective bid for a fee of \$27,500 without the administrative and construction costs.

City Council discussed the proposal and was concerned with cost plus 15% under miscellaneous is that as listed under the fee proposal or 10% which is also stated in the proposal as a cost plus.

Mayor called for the vote.

Denied 4-2

At advice of City Attorney, Council Member Little moved to approve the proposal while verify the percentage of cost at 10% and having Clark Patterson Lee to update the proposal with the 10%; seconded by Mayor Pro Tem Johnson.

Approved 4-3; Council Member(s) Little, Johnson and Hollis voted yes. Council Member(s) Monroe, Bryant and Cox voted no. Mayor Wheeler broke the tie with a yes vote.

C. Resolution 2021-10 – To Amend the FY2021 Budget

Mayor Pro Tem Johnson moved to approve Resolution 2021-10 to amend the FY2021 budget; seconded by Council Member Hollis.

City Manager Thornton explained the budget adjustment for the online interactive zoning map proposal in the amount of \$21,250 to transfer from Contingencies to Professional Services.

Approved 5-1; Council Member Monroe voted against the resolution.

D. Resolution 2021-11 – Open Container Exemption – Juneteenth Festival – 06/19/2021

Mayor Pro Tem Johnson moved to approve Resolution 2021-11 for Open Container Exemption at the Juneteenth Festival to be held on June 19, 2021; seconded by Council Member Hollis.

Council Member questioned which vendors would be selling the alcohol and was advised that only the local establishments that have an alcohol license.

Approved 6-0.

E. Resolution 2021-12 – Concerning the Observation of the Juneteenth Holiday

Council Member Monroe moved to approve Resolution 2021-12 concerning the observation of the Juneteenth Holiday; seconded by Council Member Cox.

City Council Members discussed the item.

After discussion, Mayor Wheeler called for the vote.



Denied 4-3; Council Member(s) Cox, Monroe, and Bryant voted yes and Council Member(s) Johnson, Hollis and Little voted no; Mayor Wheeler broke the tie with a no vote.

ADJOURN

Mayor Pro Tem Johnson moved to adjourn the meeting; seconded by Council Member Hollis.

Approved 5-1. Council Member Monroe voted no.

Meeting adjourned at 7:37pm.

Patricia Wheeler, Mayor

Alicia Daniels, City Clerk



MINUTES OF THE CITY COUNCIL COMMITTEE/WORK SESSION
(VIRTUAL MEETING TO BE HELD – CITY HALL CLOSED TO IN-PERSON, PUBLIC ACCESS) ZOOM
MEETING AND/OR FACEBOOK LIVE INFO TO BE PROVIDED ON CITY WEBSITE & OTHER OUTLETS

Tuesday, June 15, 2021 @ 6:30 pm
City Hall, 875 Main Street, Stone Mountain, Georgia 30083

CALL TO ORDER

Mayor Wheeler called the meeting to order at 7:37pm following the Special Called Meeting.

INVOCATION AND PLEDGE

Invocation and Pledge was done during the Special Called Meeting.

READING OF COMMUNICATIONS

No communications to read.

ADOPTION OF THE AGENDA OF THE DAY

Mayor Pro Tem Johnson moved to adopt the agenda of the day; seconded by Council Member Hollis.

Approved 6-0.

CITIZEN COMMENTS – (Including comments from Public/Stakeholders; 12 minutes total/3 minutes per comment)

Mayor Wheeler advised that citizen comments would be allowed at the end of the meeting.

COMMITTEE DISCUSSION ITEMS

A. Planning and Zoning

City Manager Thornton advised Planning Commission would meet on June 21, 2021 to review the application for 6825 JBR Memorial Drive as well as the Zoning Amendment ordinance.

B. Economic Development/Downtown Development Authority

Mayor Pro Tem Johnson introduced the new DDA director, Kayla Johnson. Kayla Johnson gave report.

C. Historic Preservation Commission

City Clerk Daniels reported HPC will meet on Wednesday, June 16 at 6:30pm with one application on the agenda.

D. Parks and Recreation Committee

Council Member Gina Cox reported that Parks and Recreation met and received the two new members, Joan Monroe, and Shani Linder as well as the continuing member, Katrina Grant.

E. Comprehensive Plan – Steering Committee

City Manager Thornton advised the committee will meet on June 17, 2021.

F. Parking Committee

Nothing reported.

STAFF REPORTS

A. Code Compliance Office

B. Public Works Director – Jim Tavenner

C. Chief of Police – Chief Troutman

D. City Clerk – Alicia Daniels

E. Tourism Manager – Kim Cumbie (update on Juneteenth Event)

No verbal report from Staff. City Council was advised by Mayor Wheeler the reports were in the packets for review by City Council and if any questions can contact City Manager Thornton.

CITY MANAGER'S REPORT – City Manager ChaQuias Thornton

City Manager Thornton gave report. She reported on the financial aspects of the small business relief fund, and she reviewed some aspects of the American Rescue Plan Fund. The City will receive 2.4 million in funds which can be used for storm water projects. City Manager Thornton asked for Council to give direction on these funds within 30 days.

COUNCIL POLICY DISCUSSION TOPICS

- a. Council Initiated Text Amendments - Microbreweries, Microdistilleries
 - i. Ordinance 2021-04 - To Amend Chapter 3 (Alcoholic Beverages)
 - ii. Ordinance 2021-05 - To Amend Appendix A (Zoning)

No discussion.

UNFINISHED BUSINESS – None.

NEW BUSINESS

- A. Memorandum of Understanding (MOU) between City of Stone Mountain and Mainstreet Program

City Manager Thornton reviewed the MOU with City Council advising this will not constitute a budget change for DDA.

City Council discussed the MOU.

- B. 2021 Stone Mountain Village Forward Strategic Work Plan Adoption

Mayor Pro Tem Johnson explained the Work Plan to City Council and City Council discussed.

- C. Zoning Amendment and Conditional Use Application(s) to Rezone the property located at 6825 J. B. Rivers Memorial Drive, Stone Mountain, GA 30083, Parcel #18 126 06 004 from Traditional Residential (R2) to Industrial (I) with Residential Conditional Use

City Manager advised the applications will be reviewed by Planning Commission and the recommendation will be provided to City Council after the review.

- D. Southern Sky Fireworks, LLC Contract – Fireworks/SFX Display – Christmas Parade 12/04/2021 - \$4,200.00

No discussion or questions from City Council.

NEW ORDINANCE AND RESOLUTIONS

- A. Ordinance 2021-06 – To Set the Rate for Ad Valorem Property Taxation for 2021 at 20.000 mils (First Read)

City Manager Thornton provided Council and the public with municipal revenue and taxation considerations based on the current and/or future needs of the City.

CITIZEN COMMENTS – (Including comments from Public/Stakeholders; 10 minutes total/2 minutes per comment)

Joan Monroe

5499 Woodsong Trace

Expressed concerns about personnel/staff and the invocation portion of the meeting.

Darryl Gresham

Juneteenth Committee concerns regarding participation of vendors.

Susan Leisure

951 Main Street

Concerned with need for increased parking availability on Main Street

ANNOUNCEMENTS BY THE MAYOR

Mayor Wheeler allowed for remarks of privilege from City Council.

ADJOURNMENT

Mayor Pro Tem moved to adjourn the meeting; seconded by Council Member Hollis.

Approved 6-0.

Meeting adjourned at 9:12pm.

Patricia Wheeler, Mayor

Alicia Daniels, City Clerk



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Tuesday, June 29, 2021 @ 6:30 pm
City Hall, 875 Main Street, Stone Mountain, Georgia 30083

CALL TO ORDER

Mayor Wheeler called the meeting to order at 7:57pm following the Public Hearing.

DETERMINATION OF A QUORUM

Mayor Wheeler determined a quorum was present. All Council Members were present; Council Member(s) Little, Cox, Hollis, Johnson, Bryant and Monroe.

ADOPTION OF THE AGENDA OF THE DAY

Mayor Pro Tem Johnson moved to adopt the agenda of the day; seconded by Council Member Hollis.

Approved 6-0.

NEW BUSINESS

A. Millage Rate Scenarios - Discussion Only

City Manager Thornton presented the millage rate scenarios from 20 mills to 15 mills and showed the revenue scenarios for each millage rate, 20, 19, 18, 17.818, 17, 16, and 15.

City Council discuss the millage rate scenarios.

NEW ORDINANCE AND RESOLUTION

A. Ordinance 2021-06 – To Set the Rate for Ad Valorem Property Taxation for 2021 at 20.000 mills (Second Read)

Mayor Pro Tem Johnson moved to approve Ordinance 2021-06 to set the rate for Ad Valorem Property Taxation for 2021 at 17.818 mills; seconded by Council Member Hollis.

Council Member Monroe moved to amend the motion and set the rate for Ad Valorem Property Taxation for 2021 at 16 mills; seconded by Council Member Cox.

Denied 4-3; Council Member(s) Monroe, Cox and Bryant voted yes and Council Member(s) Johnson, Hollis, and Little voted no. Mayor Wheeler voted no to break the tie.

Mayor Pro Tem Johnson moved to approve the original motion to set the rate for Ad Valorem Property Taxation for 2021 at 17.818 mills; seconded by Council Member Hollis.



Approved 4-3. Council Member(s) Johnson, Hollis and Little voted yes and Council Member(s) Monroe, Bryant, and Cox voted no. Mayor Wheeler voted yes to break the tie.

City Manager Thornton asked City Council for consent to present a resolution to transfer the funds in reserve for the train depot to the general fund as well as obtain proposal for a third party administrator to administer the \$92,000 in COVID related funds at next Work Session.

City Manager Thornton explained the setting of the rate for Ad Valorem Property taxation for 2021 at 17.818 mils means there is no increase to taxes.

ADJOURN

Mayor Pro Tem Johnson moved to adjourn; seconded by Council Member Hollis.

Approved 5-1; Council Member Monroe voted no.

Meeting adjourned at 9:44pm.

Patricia Wheeler, Mayor

Alicia Daniels, City Clerk

MEMORANDUM

City of Stone Mountain
875 Main Street
Stone Mountain, GA 30083

DATE : July 2, 2021
TO : Mayor and Council
FROM : Alicia Daniels
RE : Council Initiated Text Amendments – Microbreweries, Microdistilleries

The Stone Mountain Planning Commission met in regular session of the Commission on Monday, June 21, 2021. During their meeting, the Commission discussed recommended language considerations for proposed Ordinance 2021-05 for Zoning Text Amendments related to use regulations for microbreweries and micro distilleries within the Village Center Mixed Use (VCM), Commercial (GC), and Industrial (I) Districts of the City.

Minutes of the Planning Commission meeting are forthcoming and will include note of the Planning Commission's recommendation of the approval of Ordinance 2021-05 – To Amend Appendix A Zoning with recommended language revisions." First read of the Ordinance is scheduled for July 20th, 2021 during the work session of Mayor and Council. First read of proposed Ordinance 2021-04- To Amend Chapter 3 (Alcoholic Beverages) will also be entertained as a first read during that time. Ordinance 2021-04 pertains to text amendments related to licensing regulations for microbreweries and micro distilleries."



2021-2022 Classic Main Street MOU

Memorandum of Understanding

5/3/2021

This document should be signed by all local parties
(ACR, Board Chair, and Main Street Program Manager)
by **July 1, 2021**

Please email Elizabeth.Elliott@dca.ga.gov with any questions.

**GEORGIA CLASSIC MAIN STREETS PROGRAM
MEMORANDUM OF UNDERSTANDING**

2021 -2022 Program Year

This agreement is entered into and executed by the Georgia Department of Community Affairs Office of Downtown Development (hereinafter referred to as "DCA"), the City/Town of Stone Mountain, Georgia (hereinafter referred to as "Community"), the Local Main Street Program Board of Directors, and the Downtown Manager for the Community. DCA will enter into this agreement with the above parties to provide services in return for active and meaningful participation in the Georgia Classic Main Streets Program by the Community as specified below.

This agreement outlines the necessary requirements set forth by DCA for the Community's participation in the Georgia Classic Main Streets Program for the stated term. DCA is the sponsoring state agency for the Georgia Classic Main Street program and is licensed by the National Main Street Center (hereinafter referred to as "National Program") to designate, assess, and recommend for accreditation Main Street programs within the State of Georgia.

In recognition of the agreement by DCA, the Community, the Board of Directors, and the Downtown Manager to maintain an active Local Main Street Program, the parties have agreed to the following:

ARTICLE 1: THE COMMUNITY AGREES TO—

1. Appoint or contract with an entity to serve as the Board of Directors for the local Main Street Program. The city council may not serve as the Main Street Board.
2. Set and review boundaries for the target area of the local Main Street Program.
 - A. A copy of these boundaries should remain on file with DCA at all times.
 - B. The Community should work with the Board of Directors to review boundaries at least once every three years.
3. Employ a full-time paid professional downtown manager responsible for the daily administration of the local Main Street Program.
 - A. The downtown manager must have a job description that identifies at least 75% of their duties that relate directly to the Main Street program. A copy of the job description should remain on file with DCA at all times.
 - B. The downtown manager should be paid a salary consistent with other community and economic development professionals within the state. The program manager's salary must be paid in excess of minimum wage.
 - C. The Community must notify DCA within one week of any downtown manager vacancy and the Community must appoint an interim downtown manager until the position is filled. DCA must have accurate contact information for the downtown manager at all times.
 - D. Provide an annual evaluation of the downtown manager. If the manager is employed by an entity other than the local government, require that entity to provide an annual evaluation and performance review.
4. Provide for local Main Street Program solvency through a variety of direct and in-kind financial support.
 - A. If the downtown manager is an employee of the local Main Street Program and not the Community, the Community assures that the program has the financial means to pay for said manager for the period of this agreement.
 - B. The local Main Street program must maintain an identifiable and publicly accessible office space. DCA recommends this space to be in the local Main Street program area.
 - C. The local Main Street program must have sufficient funding to provide travel and training for the downtown manager and the Board of Directors.
5. Assist the downtown manager in compiling data required as part of the monthly reporting process.
 - A. Provide for a positive relationship between the downtown manager and key city staff to access the following information in a timely manner:
 - i. Business license data
 - ii. Building permit data
 - iii. Property tax data
 - iv. Geographic Information Systems data (mapping support when available)
 - B. Review reported data submitted by the downtown manager to assure accuracy.

6. Use the "Main Street America™" name in accordance with the National Main Street Policy on the use of the name Main Street.
7. Notify DCA in writing prior to any wholesale changes in the local program, including staff changes, major funding changes, change in organizational structure/placement of the program or major turnover in the board of directors. Such notice should be received by DCA one month prior to said changes. Changes may result in program probation, the loss of accreditation or removal of program designation.

ARTICLE 2: THE BOARD OF DIRECTORS AGREES TO—

1. Assist the downtown manager in creating an annual work plan that incorporates incremental and meaningful goals related to the Main Street Approach™ to downtown revitalization: Community Transformation Strategies, Organization, Design, Promotion and Economic Vitality.
 - A. The work plan should include specific tasks, assignments or a point of contact for the task, related budget needs, and a timeline.
 - B. The work plan will serve as a strategic plan for the local program for a period of three years or less.
 - C. A copy of the work plan must be on file and updated with DCA.
2. Provide opportunities for regular public engagement and support of the Local Main Street Program.
 - A. DCA recommends a public downtown visioning event/town hall meeting annually.
 - B. The Board should identify opportunities for volunteer support and assistance in executing the work plan.
 - C. The Board should actively engage the community for financial and in-kind support of the local program.
3. Conduct, at least, one board training, orientation or planning retreat per year for the local program.
4. Meet a minimum of 10 times per year and insure that the minutes of each meeting are maintained and distributed. Such meetings should be open to the public and public notice should be given related to meeting times and agendas.
5. Attend training when possible to become better informed about the Main Street Approach™ and trends for downtown revitalization and to support the downtown manager.
6. All newly appointed Board Members are required to become Main Street 101 certified within their first year of their first term. All current Board Members, must be Main Street 101 certified through DCA's online testing system. A copy of each Board Member's Main Street 101 certification must be uploaded to the Standard 5 file in your program's shared DCA Dropbox folder.
7. Assure the financial solvency and effectiveness of the Local Main Street Program.
 - A. Adopt an annual budget that is adequate to support the annual work plan, maintain an office and support staff, and provide for training and travel.
 - B. Maintain current membership of the Local Main Street Program to the National Main Street Center to be eligible for accreditation.
 - C. Provide for policies to expend funds, enter into debt, and provide programming support for the local Main Street Program.

ARTICLE 3: THE DOWNTOWN MANAGER AGREES TO—

1. Complete all reporting required by DCA to maintain National Accreditation of the local Main Street Program.
 - A. Complete monthly economic and programming activity reports, including portions of said reports that are required as part of the local program assessment process by DCA. These reports must be completed by the 30th of the following month. (Example: March report due by April 30th). Failure to complete monthly reports in a timely manner may result in program probation, the loss of accreditation or removal of program designation.
 - B. Participate in the annual manager's survey provided by DCA. Failure to complete the annual manager's survey by the deadline may result in the loss of accreditation.
 - C. Provide documentation of all meetings, work plans, budgets, job descriptions, and mission/vision statements for the organization.
 - D. Provide documentation to support the work of the organization as it relates to the Main Street Approach™, including information related to historic preservation as required by the National Main Street Center.
 - E. Provide, from time to time, documentation related to local ordinances, plans, codes, and policies that are specific to the Community's downtown area.
2. Participate in training to broaden the impact of the local Main Street Program.
 - A. The downtown manager and/or board members are expected to attend at least one preservation or economic development-related training annually.
 - B. DCA requires managers to attend at least 30 hours of training annually (including webinars, annual trainings, statewide workshops, etc.) Eligible training hours can come from both DCA and non-DCA hosted training events.

Training must be relevant to the field of downtown development, historic preservation, planning, community development and economic development.

- C. Respond to requests by DCA in a timely manner.
3. Take advantage of the Georgia Main Street network of professional downtown managers.
4. All newly hired managers must complete Main Street 101 training with DCA within the first 6 months of employment in the local community. All existing downtown managers must be Main Street 101 certified through DCA's online testing system.
5. Provide regular updates between the local Main Street Program and the Community.
 - A. Managers are encouraged to provide at least quarterly reports to the local government.
 - B. Managers are encouraged to provide copies of all minutes, budgets, and work plans to the local government in a timely manner.
6. Maintain and preserve project files. Document downtown projects and other major local program information in a thorough and systematic fashion. All relevant programmatic documentation should be uploaded and stored in the DCA shared Dropbox folder created for your local program, following the organization structure outlined in DCA's "A Visual Guide to Dropbox Management" document which is located in the "Resources" folder of the Georgia Main Street website. This is to help ensure a seamless transfer of project files to city representatives or successor manager in the event of personnel changes.

ARTICLE 4: DCA AGREES TO—

1. Supervise all communications between the Community, state government agencies and the National Main Street Center as it relates to the local Main Street Program.
2. Conduct a curriculum of training on an annual basis to assist the downtown manager, the Main Street Board, and the Community with the local downtown revitalization program.
3. Assist local Main Street Programs with organizational issues that may prevent the successful progress of the Community's downtown revitalization strategy.
 - A. DCA may assist communities in selecting candidates for the position of downtown manager as requested.
 - B. DCA may require a local Main Street Program to host an on-site assessment visit if the program has had a major leadership or organization change, is currently in a probationary status, or is in jeopardy of losing accreditation or designation status.
4. Provide timely assistance and guidance to the Community as a result of requests for service, monthly reports, or the annual assessment process.
 - A. DCA may contact a community upon observation of monthly reporting abnormalities, missing data or missing reports. If a community becomes delinquent in multiple reports, DCA may contact the local board chair or city administrator about the delinquency.
 - B. DCA may assist in training local staff or volunteers in the reporting process.
 - C. DCA will provide unlimited telephone consultations with local programs.
 - D. DCA will attempt to provide on-site assistance as feasible.
5. Provide ongoing press coverage of the Georgia Classic Main Streets Program, including social media outreach, to recognize and publicize the work of local programs.
6. Provide access to resource materials, sample codes and ordinances, organizational documents, and templates for local programs.
7. Conduct an annual program assessment for the Community highlighting success and opportunities for improvement.
8. Provide design services to the local program. Services may include phone consultations, site visits, design training, services for local property owners and merchants, conceptual drawings, property plans and layouts, corridor plans and strategies, historic preservation plans, and historic research, among other services as requested.
9. Provide economic development assistance to encourage small business development, real estate development and property rehabilitation within the downtown area.

ARTICLE 5: ALL PARTIES AGREE THAT—

1. This agreement shall be valid through June 30, 2022.
2. This agreement may be terminated by DCA or the Community by written notice of 60 days. Termination of this agreement by the Community will result in the loss of local Main Street designation. Communities that choose to terminate their Georgia Classic Main Streets Program affiliation will be required to formally apply for and participate in the Start-Up process if they desire to regain their National Accreditation in the future.

3. If the Community, Board of Directors and/or Downtown Manager fail to fulfill their obligations set forth in this agreement, DCA reserves the right to determine a course of action for the local Main Street Program as it deems appropriate. Such course may include probation, loss of accreditation or termination of designation.
4. If at any point during the 2021-2022 program year there is a change in the local program manager, the local program is required to submit a new MOU including the new manager's signature certifying that person's understanding of the requirements of this relationship.
5. Any change in the terms of this agreement must be made in writing and approved by both parties.

####

**GEORGIA CLASSIC MAIN STREET PROGRAM MEMORANDUM
OF UNDERSTANDING: 2021-2022 Program Year**

THIS AGREEMENT IS HEREBY EXECUTED BY AND BETWEEN THE PARTIES BELOW:

LOCAL GOVERNMENT (COMMUNITY): Stone Mountain

Authorized City Representative (ACR) Signature

Date

ChaQuias Thornton

ACR Name Printed

ACR Title

MAIN STREET BOARD OF DIRECTORS

Board Chair Signature

Date

Jelani Linder

Board Chair Printed Name

Date Term Expires

DOWNTOWN MANAGER

Kayla Johnson
Kayla Johnson [Jun 16, 2021 13:56 EDT]

Manager's Signature

06/16/2021

Date

Kayla Johnson

Manager Printed Name

06/14/2021

Date Hired

Please check here if this position is vacant.

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
OFFICE OF DOWNTOWN DEVELOPMENT
GEORGIA MAIN STREET PROGRAM

Jessica Reynolds

ODD Director's Signature

06/16/2021

Date

Jessica Reynolds
Director, Office of Downtown Development
Georgia Department of Community Affairs
60 Executive Park South, NE
Atlanta, Georgia 30329

Phone: 404-679-4859
Email: Jessica.reynolds@dca.ga.gov

MEMORANDUM
City of Stone Mountain
875 Main Street
Stone Mountain, GA 30083

DATE : June 28, 2021
TO : Mayor and City Council
FROM : City Manager ChaQuias Thornton
RE : 2021-2022 Classic Main Street MOU

07/06/2021 – REGULAR SESSION – NEW BUSINESS ITEM A.

This item has been scheduled to be considered during the regular session of Council on 07/06/2021 - instead of during the special called session on 06/29/2021 and will be submitted to the Department of Community Affairs (DCA) on 07/07/2021 pending execution approval by the City Council. The timeline for submittal to DCA has been confirmed as sufficient by DCA Economic Development Team Member Elizabeth Elliott.

With regards to the questions about the placement of a member of Council on the Downtown Development Authority Board and that member's ability to serve on the Executive Board of the DDA, please note the following:

On Monday morning, June 28th, 2021, I did have an opportunity to speak with Jessica Reynolds of the Department of Community Affairs Economic Development Team. Ms. Reynolds confirmed that the City's current scenario where the Council Member Johnson serves as Vice Chair of the Downtown Development Authority Board is permissible. As a statutory DDA that was established after 1980, one (1) council member can hold a board position. The language in DDA regulations provides that the City Council as a whole and the DDA Board, as a whole, cannot be one in the same.

ITEM HISTORY:

Similar agreement approved by Council in May 2020

06/15/2021 – WORK SESSION – NEW BUSINESS ITEM A.

The attached Memorandum of Understanding is set to be considered by the Downtown Development Authority Board, with the anticipation of consideration of approval to be conducted no later than June 28th, 2021. The Administration is requests Council's consideration for approval during the special called meeting that has been scheduled for Tuesday, June 29th, 2021. The document is due to be returned to the Department of Community Affairs on Thursday, July 1st, 2021.

The Administration is working to gain interpretation and perspective regarding questions about the placement of a member of Council on the Downtown Development Authority Board and that member's ability to serve on the Executive Board of the DDA.

WORK SESSION – 05/18/2021

The City has received draft of the 2021-2022 Classic Main Street Memorandum of Understanding (MOU) for review, with executed agreement, upon consent of terms, to be submitted to the Georgia Department of Community Affairs' Office of Downtown Development by July 1, 2021.

The Local Government (Governing Authority) represents the COMMUNITY in the agreement. ARTICLE 1 of the agreement defines the terms of the agreement to be upheld by the COMMUNITY. Please review the terms in ARTICLE 1 and present your questions or concerns during discussion of the item at the Tuesday, May 18th, 2021 work session.

In the interim, please feel free to contact me if you should have any questions or concerns regarding the MOU as presented.

CMThornton

CITY OF STONE MOUNTAIN
WELCOME CENTER
& COMMUNITY DEVELOPMENT DEPARTMENT



STONE MOUNTAIN

VILLAGE FORWARD

STRATEGIC PLAN

MAY 2021

PREFACE: VILLAGE FORWARD

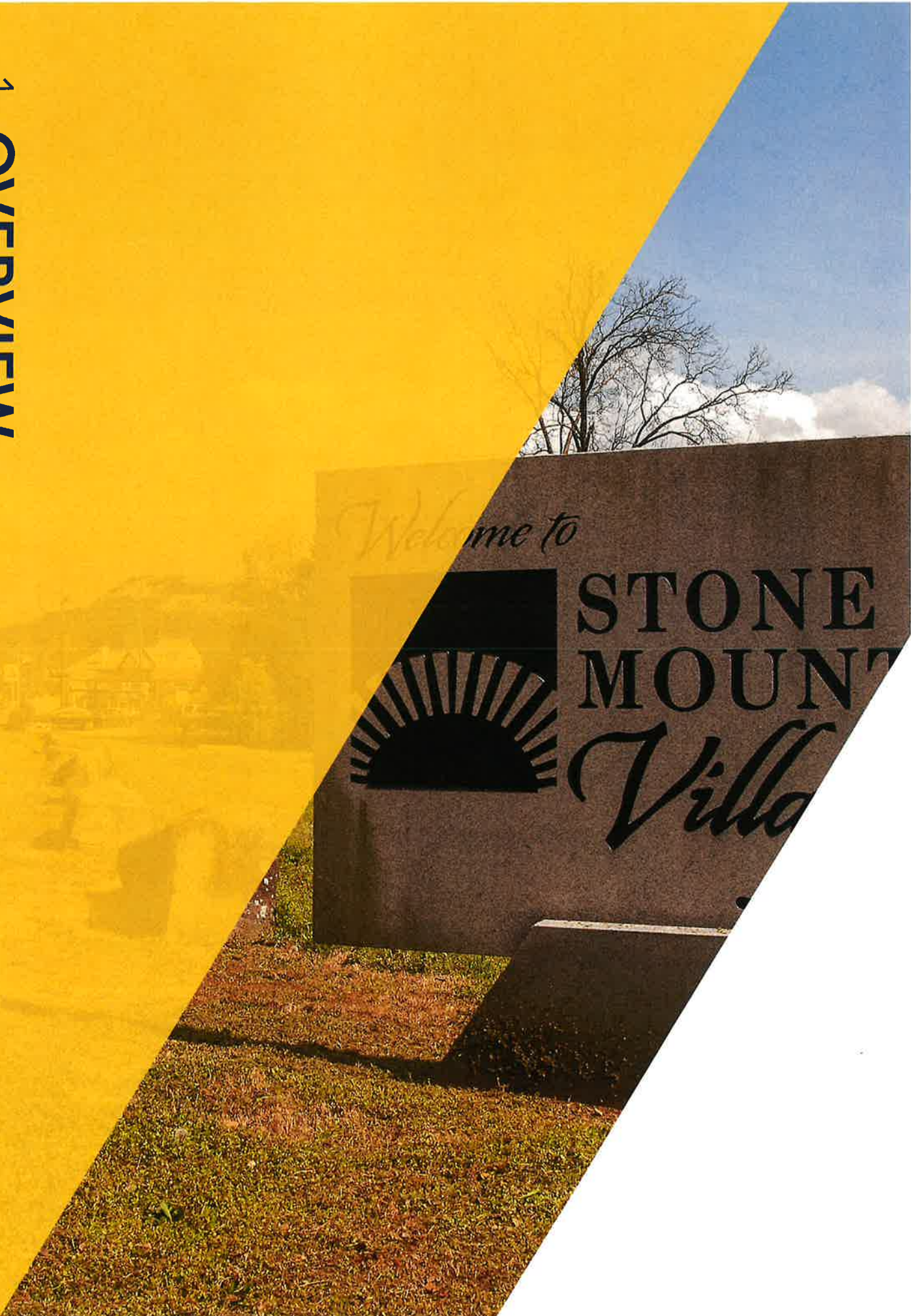
The City of Stone Mountain's strategic plan is updated every two years – per the Georgia Main Street Program guidelines – and is intended to provide a two-year work plan for the Stone Mountain Downtown Development Authority (DDA). However, the 2021 Strategic Plan is unique in that it has been created to act as supplement to the Stone Mountain Village Forward Master Plan, a document adopted by the City in October 2020. This strategic plan considers each of the projects, policies, and programs identified in the Village Forward Master Plan and provides a road map for the DDA and the City Council to partner on its implementation.



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1 OVERVIEW

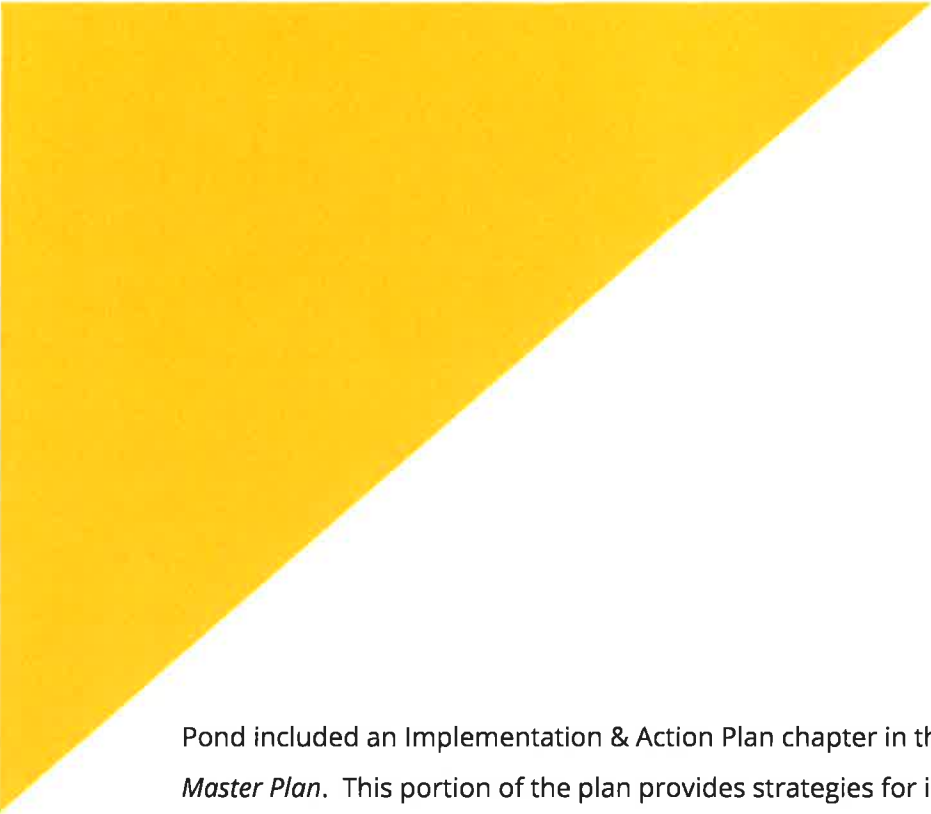




INTRODUCTION & **PURPOSE**

In 2020, the City of Stone Mountain Downtown Development Authority (DDA) contracted with the Pond team of community planners, urban designers, civil engineers, economic development specialists (MXD Development Strategists), and branding and marketing experts (Lorenc + Yoo) to create the Stone Mountain Village Forward Master Plan. Guided by an assessment of existing conditions and infrastructure, a thorough market analysis, and extensive community input, the Pond team completed the plan in August 2020 and Mayor & Council adopted it in October 2020.

The DDA and City Council had identified the downtown master plan, branding and marketing strategy as two of its top four priorities for their two-year work plan during their 2019 joint strategic planning workshop. Creation of the master plan provided a conduit for the City to earn its designation as a RURAL Zone (Revitalizing Underdeveloped Rural Areas Legislation), also a priority from the 2019 strategic plan. The fourth and final accomplishment of the 2019 strategic plan is the hiring of a DDA Executive Director.



Pond included an Implementation & Action Plan chapter in the *Stone Mountain Village Forward Master Plan*. This portion of the plan provides strategies for investment, redevelopment, and business attraction. A Prioritization & Action Plan matrix identifies short, middle, and long-term prioritization of the programs, policies, projects, and strategies identified throughout the master plan document. It also identifies champions, cost estimates, and potential funding sources. Without this matrix, there would be no clear pathway for successful implementation of the master plan.

Guiding the City towards its overall vision for the Village is the following Vision Statement from the Village Forward Master Plan, which the Pond team worked with the DDA to draft and refine:

*The gateway to Georgia's most-visited destination, Stone Mountain Village **flourishes** as a distinctive community **anchoring** eastern DeKalb County. Equal parts hamlet and vibrant business district, Stone Mountain Village **possesses** the walkable, connected environment its residents crave while **promoting** opportunities that allow entrepreneurs and long-time business owners alike to thrive. A welcoming community that **knows its past, welcomes its future, and embraces** its identity of **creative and diverse** people, restaurants, businesses, gathering spaces, and attractions **will sustain its future.***

SUMMARY OF OPPORTUNITIES

Years 1-2 (2021 - 2022)

Item	Type	Champion/Potential Lead Entities	Cost Estimate
Mural Program	Program	DDA	\$10,000
Rebrand/Promote the Village	Program	DDA	\$50,000
Roundabout - Intersection Study	Study	City	\$40,000
Ampitheater Feasibility Study	Study	DDA	\$20,000
Enhance the Façade Grant Program - Design Guidelines	Program	DDA	\$20,000
Wayfinding and Streetsigns	Project	City	\$25,000
Streetsigns	Project	City	\$23,000
Zoning Ordinance Update	Policy	City	\$200,000
Acquire 4th Street MARTA Parking Lot	Acquisition	City	\$310,000
Streamline the Permitting/Regulatory Process	Policy	City	\$50,000

Years 2-3 (2023 - 2024)

Item	Type	Champion/Potential Lead Entities	Cost Estimate
Enhance the Façade Grant Program - Increase Budget	Program	DDA	\$25,000
Mimosa + Poole Street Intersection Improvements	Project	City	\$500,000
PT Consultant - Code Compliance, Grant Writing, HPC	Policy	City	\$30,000
Elevate City Staff Capabilities	Policy	City	\$15,000
Reestablish Mackin Street	Project	City	\$500,000
2nd Street Side Path	Project	City	\$1,000,000
Main Street Tactical Streetscape	Project	City	\$1,000,000

Years 5-10 (2025 - 2030)

Item	Type	Champion/Potential Lead Entities	Cost Estimate
Parking Lot (Near City Hall)	Project	City	\$400,000
Additional East-West Connector along South Main	Project	City	\$500,000
Ampitheater (no fixed seating)	Project	Parks & Rec	\$250,000
Roundabout - Intersection Improvement Projects	Project	City	\$3,000,000
North Main Street Streetscape	Project	City	\$2,000,000
Parking Lot (Poole Street)	Project	City	\$250,000
Community Gathering Space/4th Street Park	Project	Parks & Rec	\$2,000,000
Monument Gateway	Project	DDA	\$255,000
Secondary Gateway	Project	DDA	\$24,500
Ampitheater (seating for 300 people)	Project	Parks & Rec	\$1,500,000

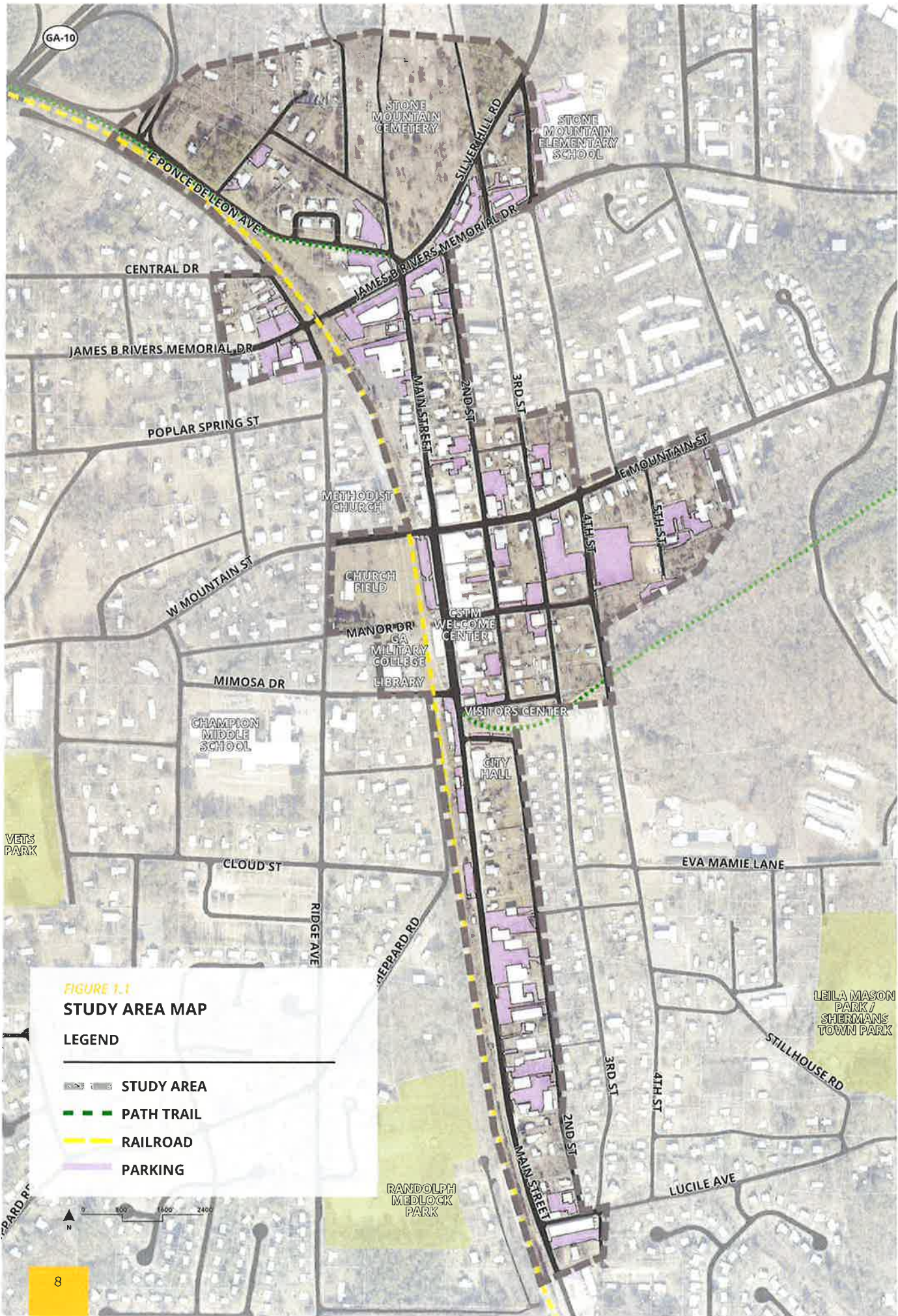






FIGURE 1.1
STUDY AREA MAP

LEGEND

-  STUDY AREA
-  PATH TRAIL
-  RAILROAD
-  PARKING



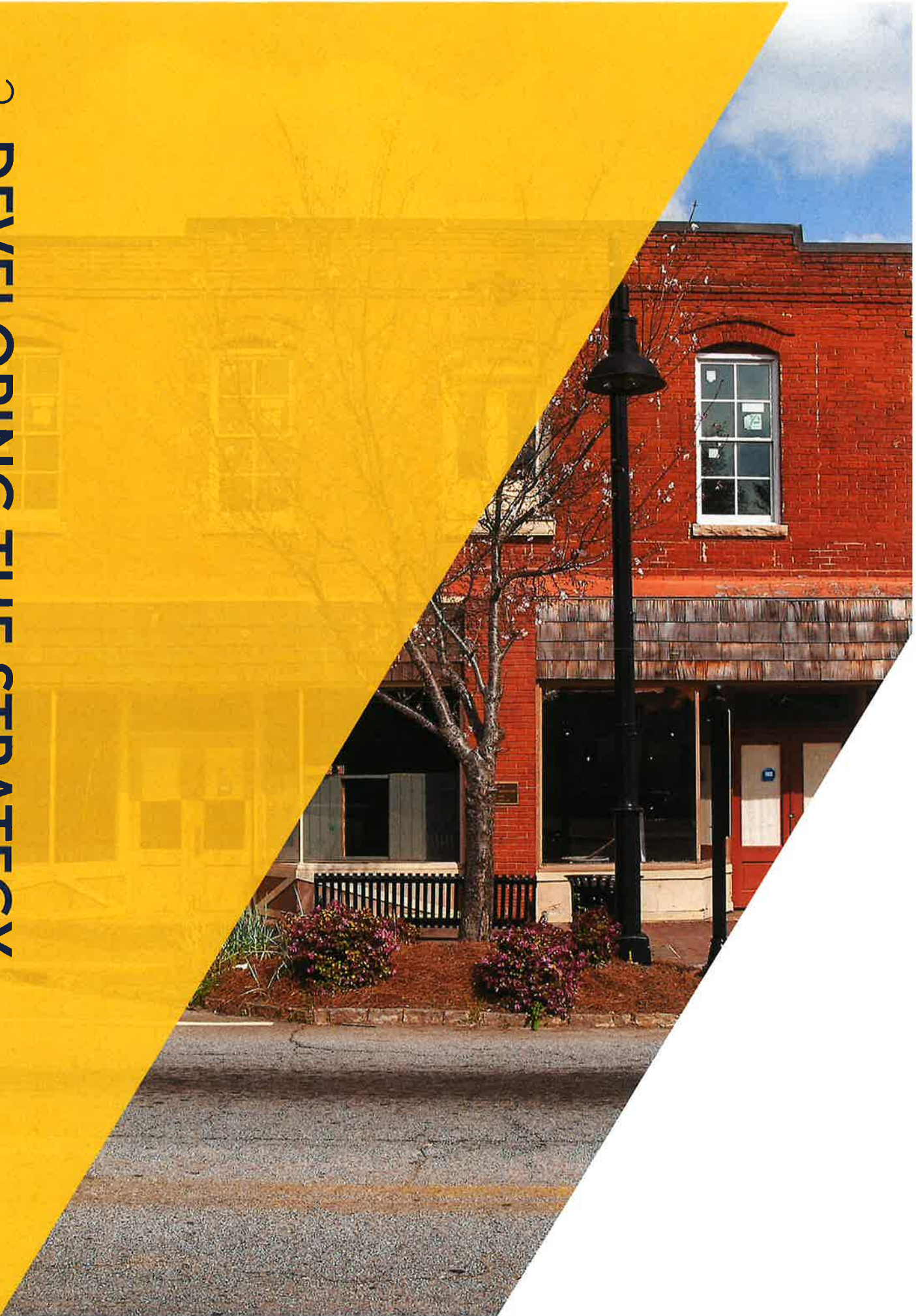


STUDY AREA

The focus of the project is the core of the Village extending from the highly congested gateway intersection at Ponce de Leon Ave and Memorial Drive to Lucile Avenue at the southern end of the commercial district. The historic commercial core includes the Baptist church field and former MARTA parking lot, and City Hall, which represent recognizable landmarks and spaces within the study area. The city is defined by its north-south linear

grid system, and the project area mirrors this development pattern extending to the east and west for one to two blocks, with a larger expansion area identified near the center of the Village. The DDA and the City defined the study area boundaries, recognizing that the plan's impact extends far beyond the gray dashed line on the project map.

2 DEVELOPING THE STRATEGY





WORKSESSION **SUMMARY**

The 2021 DDA and City Council Workshop, hosted at Pond headquarters in Peachtree Corners on Friday, February 19th, provided a forum for facilitated discussion among the DDA board members, councilmembers, the DDA's social media advisor, and Pond

discipline area experts. Pond developed a three-step process to assist the DDA and councilmembers to further prioritize each item identified in the Prioritization & Action Plan matrix as part of the discussion.

DESIRED OUTCOMES

Before moving into the three-step prioritization exercise, workshop attendees identified the following desired outcomes and goals to keep in mind as part of the overall Cost-Benefit analysis of items from the Village Forward Master Plan:

- Visual Aesthetics/Sense of Place
- Tourism – Tell the story of Stone Mountain Village/We reject the history.
- Business/Economic Impact
- Create Alignment/Unity
- Partner Relationships/DeKalb Permitting/Arts & Culture Center
- Parking/Convenience
- Property Values

PRIORITIZATION FRAMEWORK

The Prioritization Framework included two areas for the workshop attendees to rank as they considered and discussed each item from the Action & Implementation Plan.

Value/Cost Ratio Ranking:

High Value/Low Cost – 5

High Value/High Cost – 3

Low Value/Low Cost – 2

Low Value/High Cost – 1

Value/Complexity Ratio Ranking:

High Value/Low Complexity – 5

High Value/High Complexity – 3

Low Value/Low Complexity – 2

Low Value/High Complexity – 1

Attendees also identified which of the Main Street Four Points each item fulfilled. Following are the Four Points and their brief description:



Pond discipline area experts, and an outside marketing consultant, provided guidance and answered questions to help guide workshop attendees in their ranking process for each action item in the following categories:

- Architecture
- Community Planning
- Landscape Architecture
- Transportation
- Environmental Services
- Civil Engineering
- Marketing

Their ability to further educate DDA board members and City councilmembers in attendance, either in person or virtually via Zoom – on implementation of each action item, albeit at a high level – added significant value to this biannual strategic planning workshop.

3 PRIORITIES AND ACTION TIMELINES





SUMMARY

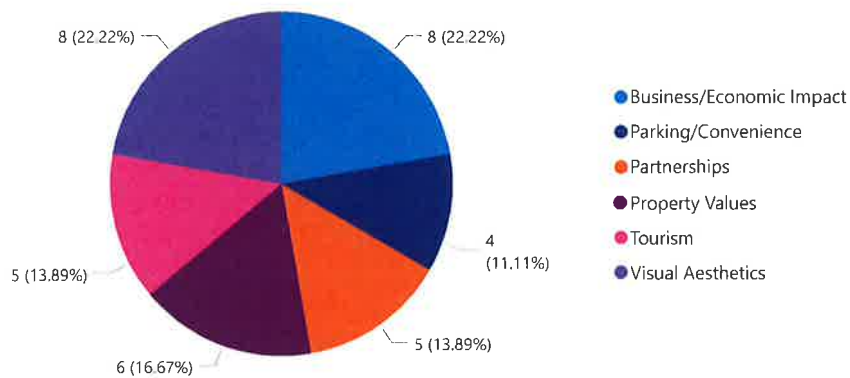
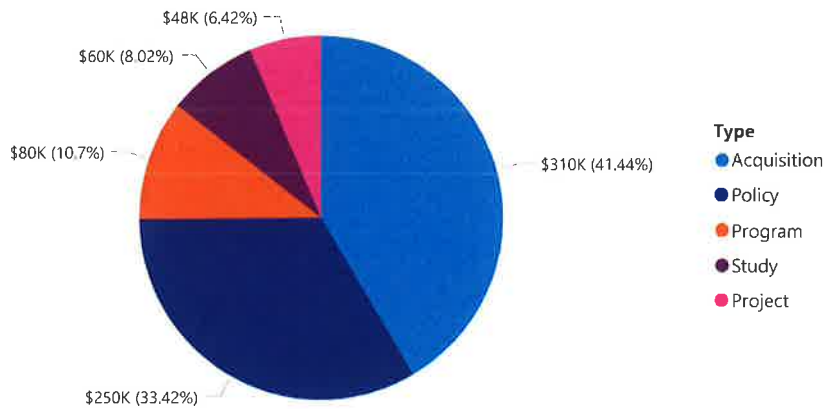
The specific action items listed in the Village Forward Master Plan are categorized into the following timelines, based on rankings determined through extensive discussion by the Strategic Planning Workshop attendees within the Prioritization Framework.

1. Core City Functions – These are items that could be viewed as projects already underway or are “expected responsibilities” for the City of Stone Mountain to perform. They are all items that should be considered high priority and need significant support from the City Council, administration, and staff, and may be ongoing concurrent with actions being led by the Downtown Development Authority, Main Street committee volunteers, or other community groups or partners.
2. Years 1 – 2 (2021 – 2022) – These action items are considered high priority and can provide easy wins for the DDA. They may be smaller steps or actions that will lead up to larger projects and longer-term efforts, or ongoing projects and programs.
3. Years 3-4 (2023 – 2024) – These action items are considered middle term and may take a few years to gain momentum and support from the City Council and community. They may also require additional resource development on the DDA board or within the City’s staff and leadership.
4. Years 5 – 10 (2025 – 2030) – This longer timeline includes action items that require prerequisite items to be implemented and may require significant funding and/or staffing resources.

YEARS 1-2 (2021 - 2022)

Item	Type	Champion	Cost Estimate	Score
Mural Program	Program	DDA	\$10,000	15.00
Rebrand/Promote the Village	Program	DDA	\$50,000	14.75
Roundabout - Intersection Study	Study	City	\$40,000	14.50
Ampitheater Feasibility Study	Study	DDA	\$20,000	14.00
Enhance the Façade Grant Program - Design Guidelines	Program	DDA	\$20,000	14.00
Streetsigns	Project	City	\$23,000	12.75
Wayfinding and Streetsigns	Project	City	\$25,000	12.75
Zoning Ordinance Update	Policy	City	\$200,000	12.50
Acquire 4th Street MARTA Parking Lot	Acquisition	City	\$310,000	12.00
Streamline the Permitting/Regulatory Process	Policy	City	\$50,000	11.50
Total			\$748,000	13.38

Cost Estimate by Type



YEARS 1-2 (2021 - 2022)

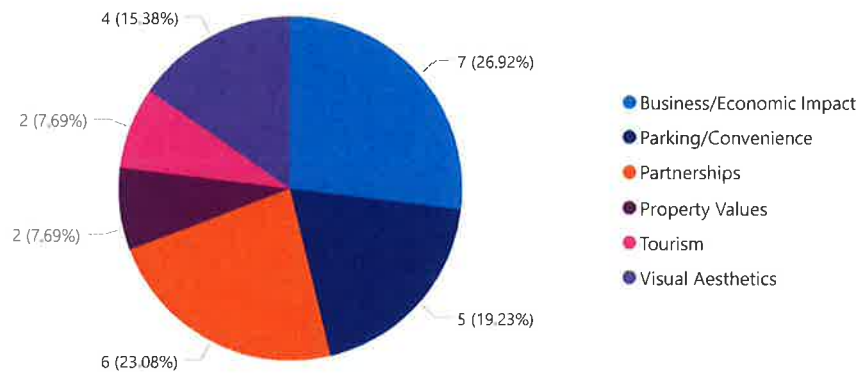
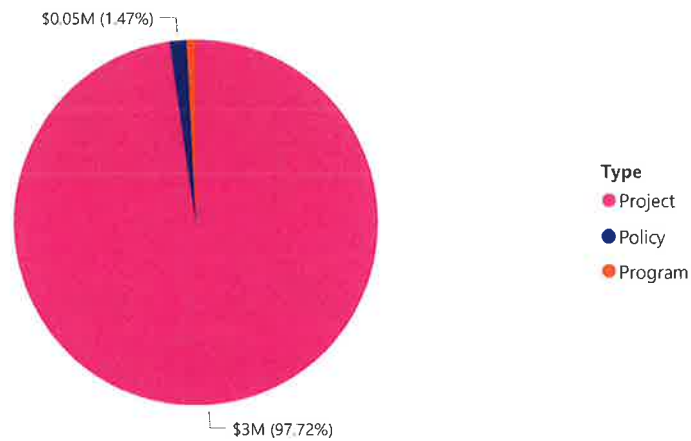
Years 1-2 (2021 - 2022) – Considerations:

- Total cost over the two-year period totals \$748,000 (which accounts for approximately \$374,000 per year). Within this amount, the DDA will be responsible for \$100,000 (which accounts for approximately \$50,000 per year)
- 2.1 – The permitting process needs to assess risk and utilize the latest technologies (including websites) to streamline efficiencies. Recognizing that some County/State processes may create challenges, guidelines to minimize or mitigate will also need to be evaluated.
- 2.2 – The zoning ordinance will need to be evaluated prior to any update or rewrite to include an audit / diagnostic report and recommendations. This evaluation is included in the cost of the update.
- 2.3 – A critical component is defining a messaging strategy targeted to people who live in the City, Business Owners, and Visitors. This strategy can be broken into two separate parts (1) People who know Stone Mountain and (2) People who do not know Stone Mountain. A workshop with a qualified brand/promotion expert would be ideal to coalesce on messaging strategies.
- 2.5 – Mural program could enlist community partners such as Stone Mountain H.S. and the art community.
- 2.6 – A study is the most cost-effective way to position a larger capital project for grant funding. It helps define the right concept and community support for the infrastructure improvement.
- 2.8 – Consult with consultant to help negotiate the purchase given existing environmental reports, costs for remediation, and Phase III investigations.

YEARS 3-4 (2023 - 2024)

Item	Type	Champion	Cost Estimate	Score
Enhance the Façade Grant Program - Increase Budget	Program	DDA	\$25,000	15.00
Mimosa + Poole Street Intersection Improvements	Project	City	\$500,000	14.50
PT Consultant - Code Compliance, Grant Writing, HPC	Policy	City	\$30,000	14.50
Elevate City Staff Capabilities	Policy	City	\$15,000	14.25
Reestablish Mackin Street	Project	City	\$500,000	13.50
2nd Street Side Path	Project	City	\$1,000,000	12.50
Main Street Tactical Streetscape	Project	City	\$1,000,000	12.50
Total			\$3,070,000	13.82

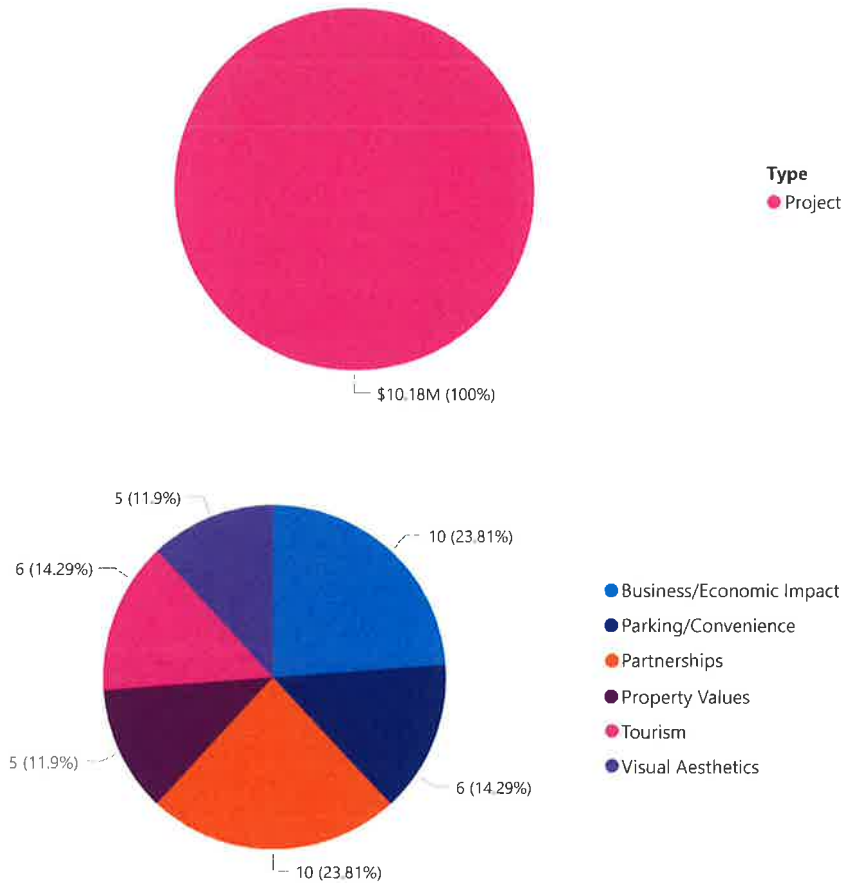
Cost Estimate by Type



YEARS 5-10 (2025 - 2030)

Item	Type	Champion	Cost Estimate	Score
Additional East-West Connector along South Main	Project	City	\$500,000	11.50
Parking Lot (Near City Hall)	Project	City	\$400,000	11.50
Ampitheater (no fixed seating)	Project	Parks & Rec	\$250,000	10.50
North Main Street Streetscape	Project	City	\$2,000,000	10.50
Parking Lot (Poole Street)	Project	City	\$250,000	10.50
Roundabout - Intersection Improvement Projects	Project	City	\$3,000,000	10.50
Community Gathering Space/4th Street Park	Project	Parks & Rec	\$2,000,000	10.00
Monument Gateway	Project	DDA	\$255,000	9.75
Secondary Gateway	Project	DDA	\$24,500	9.75
Ampitheater (seating for 300 people)	Project	Parks & Rec	\$1,500,000	9.50
Total			\$10,179,500	10.40

Cost Estimate by Type



SOUTHERN SKY FIREWORKS, LLC

THIS CONTRACT ("Contract") is made this 9 day of May, 2021 by and between Southern Sky Fireworks, LLC. ("Southern Sky") and City Of Stone Mountain, Downtown Development ("Sponsor"), with its principal place of business located in Stone Mountain, state of Ga.

WHEREAS, Southern Sky is desirous of providing Sponsor with a fireworks exhibition and display for Sponsor's benefit under such terms and conditions as provided herein, and thereby, the parties agree as follows:

1. Fireworks Display

Southern Sky shall sell, furnish and deliver to Sponsor certain fireworks which Southern Sky agrees to exhibit and display on (Date): December 4, 2021

Rain Date: _____

AND

(box must be checked if additional terms are included) In accordance with the program set forth and agreed upon at the time of the signing of this Contract, the specifics of which are set forth in the "Fireworks Exhibition and Display Addendum" attached hereto and incorporated herein by reference thereto (the "Fireworks Display").

2. Payment Schedule

For and in consideration of the Fireworks display, Sponsor agrees to pay Southern Sky the contract price of \$4200.00 (includes Permit Fee) (the "Contract Price") paid as follows: a. 50 % of the Contract Price due upon the signing of the Contract b. the balance of the Contract Price due within ten (10) days of completion of Fireworks Display.

3. Display Responsibilities

Southern Sky and Sponsor will collaborate in the performance of all tasks relating to the Fireworks Display. These tasks include, but are not limited to, (i) procuring and furnishing a place suitable for the Fireworks Display (the "Display Site"), (ii) applying for, obtaining and securing all permits, licenses and approvals required by all applicable local, state and federal laws regulations as well as those required by any local police and fire departments for the Fireworks Display (collectively, the "Required Approvals") Sponsor is responsible for the payment of all governmental fees and expenses imposed or applied to this exhibition including any fees or expenses incurred after the signing and execution of contract for said show, (iii) providing adequate private and/or public security, police and fire protection, (iv) securing an acceptable location with private and/or public security personnel to park the Southern Sky fireworks truck(s) overnight (or for such longer or shorter period as Southern Sky may reasonably require in order to effectively provide the Fireworks Display), (v) securing adequate protection to preclude all individuals, other than those authorized by Southern Sky, from entering the security area designated by Southern Sky, (vi) removing and keeping unauthorized persons, as well as, personal or real property of any kind, including, without limitation, motor vehicles, outside of the area designated by Southern Sky as the Display Site, fallout area or safe zone. Southern Sky and Sponsor shall fulfill their responsibilities as set forth herein in accordance with all local, state and federal rules, laws, orders and regulations, including those of the National Fire Protection Association (NFPA).

4. Crediting

Sponsor agrees to credit Southern Sky as "Fireworks by Southern Sky" in all advertising/marketing materials that are within the Sponsors authority.

5. Indemnification and Limitation of Liability

Sponsor shall indemnify, defend and hold Southern Sky and its shareholders, directors, officers, employees, agents, representatives and insurers harmless from any and all demands, claims, causes of action, judgments or liability (including, without limitation, the costs of suit and reasonable costs of experts and attorneys) arising from damage to or destruction of property (including, without limitation, real and personal) or bodily or personal injuries (including, without limitation, death), whether arising from tort, contract or otherwise, that occur directly or indirectly from (a) the gross negligence or willful misconduct of Sponsor or its employees, agents, contractors or representatives, or (b) the failure of Sponsor to comply with its obligations and responsibilities as set forth herein. Southern Sky shall indemnify, defend and hold Sponsor harmless from any and all demands, claims, causes of action, judgments or liability (including, without limitation, the costs of suit and reasonable costs of experts and attorneys) arising from damage to or destruction of property (including, without limitation, real and personal) or bodily or personal injuries (including, without limitation, death), whether arising from tort, contract or otherwise, that occur directly or indirectly from the gross negligence or willful misconduct of Southern Sky or its employees, agents, contractors or representatives. Sponsor shall not under any circumstances be entitled to recover any consequential, incident, exemplary, special and/or punitive damages from Southern Sky.

6. Postponement

In the event that weather is such that Southern Sky, in its sole and absolute discretion, determines that the Fireworks Display would be impossible or would unnecessarily increase the risk of damage or danger to person and/or property, the parties agree to immediately hold a postponement meeting at which time an attempt to reschedule the Fireworks Display shall be discussed with a view toward reaching a mutually satisfactory postponement time and/or date. If the parties agree to a new scheduled date, then Sponsor shall pay twenty-five percent (25%) of the contract price for expenses Southern Sky has incurred. In the event a mutually satisfactory postponement date for the Fireworks / SFX Display cannot be determined, this Contract shall become null and void and neither party shall have any further obligation or responsibility hereunder, provided however, that in such event Sponsor shall pay to Southern Sky a sum equal to fifty percent (50%) of the Contract Price as liquidated damages. All postponed shows must be rescheduled and completed within six (6) months from the date in which they were originally scheduled.

7. Cancellation

If (i) Sponsor cancels this Contract for any reason, or (ii) Southern Sky is unable to timely complete all tasks relating to Fireworks Display in accordance with this Contract with the assistance of Sponsor and cancels this Contract despite both parties best efforts, liquidated damages for such cancellation shall be paid by Sponsor to Southern Sky as follows: a. In the event the Fireworks Display is cancelled more than thirty (30) days before the date scheduled for the Fireworks Display, twenty-five percent (25%) of the amount of the Contract Price; b. In the event that the Fireworks Display is cancelled less than 30 days before the date or on the date of scheduled for the Fireworks Display, fifty percent (50%) of the amount of the Contract Price. If the Fireworks Display is cancelled by sponsor after set up, one hundred percent (100%) of Contract Price.

In the event that Sponsor chooses to terminate this Contract, it shall do so by written notice via certified mail addressed to Southern Sky Fireworks, LLC, 6181 Denham Rd, Sycamore, GA 31790. Notice shall be effective upon receipt of said written notice by Southern Sky. Except as provided in Section 6 above with respect to weather postponement, in the event of circumstances beyond the control of either party, such as fire, strikes, delay or similar causes which prevent the delivery of materials or performances as set forth herein, the parties hereto release one another from any and all obligations and responsibilities contained herein, provided however, sponsor shall pay Southern Sky 50% of contract price as liquidated damages.

8. Scripted Show and Music Soundtracks

Sponsor agrees to complete and return signed contract to Southern Sky, a minimum of 40 days in advance of show date, for displays designated as "scripted" exhibitions. Furthermore, sponsor agrees to either provide music soundtrack or approve soundtrack created by Southern Sky, a minimum of 30 days in advance of show date. If sponsor fails to complete either option, then Southern Sky in its sole direction, reserves the right to complete soundtrack without prior

approval from sponsor. Scripting process will be completed based on the soundtrack completed by Southern Sky.

9. Venue

In any action on or relating to this Contract, the parties hereto consent to the exclusive jurisdiction and venue of the Superior Court of Turner County, Georgia

10. Legal Construction

If any provision of this Contract is held to be illegal, invalid or otherwise enforceable, then: (a) the same shall not affect other terms or provisions of this Contract; and (b) such term or provision shall be deemed modified to the extent necessary to render such term or provision enforceable and the rights and obligations of the parties shall be construed and enforced accordingly, preserving to the fullest extent the intent and agreements of the parties set forth herein. Southern Sky reserves the right to substitute of equal or greater value.


11. Entire Agreement

This Contract and the Fireworks Exhibition and Display Program constitutes the entire agreement between the parties hereto, and there are no other understandings, either oral or written, regarding to the subject matter hereof.

IN WITNESS WHEREOF, the undersigned executed this Contract by and through their authorized representatives whose names appear below.

SOUTHERN SKY FIREWORKS, LLC

SPONSOR

BY: 

BY: _____

TITLE: Operations Manager

TITLE: _____

